

Welcome



Welcome to Hanover Housing's public exhibition of our proposals to provide affordable retirement housing for Moulton. This exhibition provides an opportunity for you to consider our plans, ask us questions and give us your feedback. Once you have viewed the exhibition please do take the time to complete our questionnaire.

The exhibition can also be viewed on our consultation blog:
<http://hanovermoulton.wordpress.com>

What people say about Hanover Housing

Councillor Mary Mears, Leader of Brighton & Hove City Council "Patching Lodge (owned and managed by Hanover Housing) has become the benchmark for new housing in the city. It's proved very popular amongst the residents and is allowing our older people to live as independently as they want to yet with back up care should it be needed."

Dame Margaret Eaton, Chair of the Local Government Association: "Local authorities across the country are doing a vital job in providing for our older people. In partnership with specialist providers like Hanover, councils can meet housing requirements and ensure support reaches those who need it most."

About Hanover Housing



Hanover Housing is the UK's leading specialist provider of affordable retirement housing. Hanover is a not for profit organisation, all the organisation's profits are reinvested into its existing homes and in the provision of new ones. Hanover currently:

- manages almost 19,000 high quality mixed tenure Retirement and Extra Care properties on more than 600 estates;
- operates in over 175 local authority areas across England and Wales with over 30,000 residents and customers;
- leads the sector in building Extra Care housing, with estates in over 50 locations;
- provides other services including home improvement services and an alarm monitoring and emergency response service;
- has a dedicated workforce of more than 900 individuals who provide our residents and customers with a highly professional and personalised service.

We offer one of the widest choice of tenures and services of any registered social landlord in the sector:

- for people needing to rent, part own or buy;
- for older people of all ethnic groups;
- for people at home needing personal care or help with home maintenance;
- for people wishing to remain as leasehold or shared ownership home owners;
- for people leaving hospital and needing a period of rehabilitation;
- for people needing physical assistance to maintain their independence.

The need for Affordable Retirement Housing



Daventry District

- Daventry was identified in the National Study on *Older People in Rural Areas* as one of the top three local authorities with the greatest expected increases in the over 65 population.
- Daventry's over 65 population is set to grow from 11,660 in 2008 to 20,400 by 2025.
- Daventry District currently only has 296 homes specifically designed for older people.

Daventry District Council has a key strategic aim is to enable *'Independent living for as long as possible'* for older people.

The Council recognises that there needs to be: *'a suitable mix of one storey and two storey, good quality and well designed housing, built to lifetime standards that is affordable and suits all lifestyles and special needs'*, along with *'appropriate levels of sheltered and affordable housing in rural areas'*.

Daventry District Council, Older People's Strategy, 2010

There is a need to *'provide homes and service to offer a choice to the older population of where they wish to live'*. The Council will: *'encourage developers to bring forward schemes which reflect the needs of the older person'*, and to *'work in partnership with developers and RSLs to identify opportunities for potential development to satisfy recognised housing need for the older population'*.

Daventry District Council Housing Strategy Statement, 2010

Moulton

- Moulton has the highest number of residents in Northamptonshire aged over 75 and 30% of its population is aged over 60. This compares to just 21% for Daventry as a whole.
- The recent Housing Needs Survey conducted by Midlands Rural Housing identified that there were 39 local people in need of affordable retirement housing
- In addition there are currently 19 people on Daventry District Housing Waiting List for retirement housing in Moulton:
- While Northampton Borough Council Housing Waiting list (September 2010) has 12 people from the Moulton area on the current housing waiting list.

The site

The proposed site for development is located off Alibone Close in the north east corner of Moulton village. The site was previously subject to development proposals by English Courtyard Developments. However, the company went in to receivership and the site was subsequently sold to Hanover Housing.



Views across the site.



Plan showing site boundary

The proposals



Masterplan showing layout of proposed scheme.

Hanover Housing proposals would provide:

- 40 (2 bed) flats built to a lifetime homes standard (adaptable properties), catering principally for the active elderly
- communal gardens , landscaped areas, and two small allotment areas
- 40 car parking spaces
- A mix rented and homebuy housing association properties in a 50/50 housing mix
- a cycle and buggy store and small library and communal lounge for residents.

The development will be managed by a part-time estate manager with an office on site.

Design: courtyard perspective



Design: perspective from south west



Design: elevations



West Elevation



North Elevation